

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 507 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Special Permit for business parking by tenants of 305 W. Chesapeake Avenue in a Residence Zone under Section 409.4, B.C.Z.R. Further, Residential Transition Area is not applicable because of the non-conforming parking use.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____

Legal Owner(s):
Towson Presbyterian Church
(Type or Print Name)
Signature: *B. Gresham Kilmer, Jr.*
B. Gresham Kilmer, Jr., President, Board of Trustees
(Type or Print Name)
Signature: _____

Attorney for Petitioner:
John B. Howard, Esquire
(Type or Print Name)
Signature: *John B. Howard*
P.O. Box 5517, 210 Allegheny Ave.
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
P.O. Box 5517, 210 Allegheny Avenue
Towson, Maryland 21204
Address
Attorney's Telephone No.: 823-4111
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 11th day of December, 1984, at 11:00 o'clock A.M.

Rescheduled: _____
Wednesday, January 16, 1985
at 11:00 a.m.
ZCO-No.1
(over)

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 507 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business parking in a Residence Zone under Section 409.4, B.C.Z.R.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____

Legal Owner(s):
Towson Presbyterian Church
(Type or Print Name)
Signature: *John E. Russell*
John E. Russell, president, Board of Trustees
(Type or Print Name)
Signature: _____

Attorney for Petitioner:
John B. Howard, Esquire
(Type or Print Name)
Signature: *John B. Howard*
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
P.O. Box 5517, 210 Allegheny Avenue
Towson, MD 21204
Address
Attorney's Telephone No.: 823-4111
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 11th day of December, 1984, at 11:15 o'clock A.M.

Rescheduled: _____
Wednesday, January 16, 1985
at 11:00 a.m.
ZCO-No.1
(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW Corner Chesapeake & Central : OF BALTIMORE COUNTY
Ave. & SW Corner Pennsylvania :
& Central Aves., 9th District : Case No. 85-176-SPH
TOWSON PRESBYTERIAN CHURCH, :
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices of hearing dates or other proceedings in this matter should be sent as well as of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
March 1, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c). COUNTY COUNCIL BILL #59-79

CASE NO. 85-176-SPH TOWSON PRESBYTERIAN CHURCH
NW cor. Chesapeake & Central Aves.
and SW cor. Pennsylvania & Central Aves.
9th District
SPH-Off-street parking in a residential zone
1/28/85 - Z.C.'s Order - GRANTED w/restrictions
THURSDAY, MAY 16, 1985, at 10 a.m.

ASSIGNED FOR:
cc: John B. Howard, Esq. Counsel for Petitioner
Harry Shapiro, Esq. Counsel for Protestant
Katherine Turner
Mary Ginn
Phyllis C. Friedman People's Counsel
N. E. Gerber
J. Hoswell
Arnold Jablon
J. Jung
J. Dyer
Malcolm Spicer, Jr., Esq. Office of Law
Douglas Sachse, Esq. " " "
Thomas J. Bollinger, Esq. " " "

June Holmen, Secy.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 9th day of October, 1984

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Petitioner Towson Presbyterian Church
Petitioner's Attorney John B. Howard, Esq.
Nicholas B. Comodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 21, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oao
Nicholas B. Comodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 93 - Case No. 85-176-SPH
Towson Presbyterian Church
Special Hearing Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Comodari
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures

cc: Cerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

November 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 493 (1984-1985)
Property Owner: Towson Presbyterian Church
N/W cor. Chesapeake Ave. & Central Ave.
Acres: 1.52
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Since there are no public facilities involved, this office has no comment.

Very truly yours,
James A. Maske
JAMES A. MASKE, P.E. Chief
Bureau of Public Services

JAM:EAM:PHO:as

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/9/84
Item # 93
Property Owner: Towson Presbyterian Church
Location: NW cor. Chesapeake Ave. & Central Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- [] There are no site planning factors requiring comment.
- [X] A County Review Group Meeting is required.
- [X] A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- [] This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- [X] A record plat will be required and must be recorded prior to issuance of a building permit.
- [] The access is not satisfactory.
- [X] The circulation on this site is not satisfactory.
- [X] The parking arrangement is not satisfactory.
- [X] Parking calculations must be shown on the plan.
- [X] This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- [X] Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- [X] Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- [X] The amended Development Plan was approved by the Planning Board on _____.
- [X] Landscaping should be provided on this site and shown on the plan.
- [X] The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- [X] The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- [X] Additional comments:

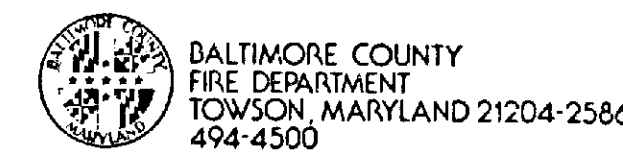
*Dimension parking space & driveway area
Parking must meet parking ratio - 10's & 15's space
with 10's aisle or 20's 15's space with 24' side
and 10's overhang area*

Eugene A. Boher
Eugene A. Boher
Chief, Current Planning and Development

cc: James Hoswell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact is that:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Towson Presbyterian Church

Location: NW/Cor. Chesapeake Ave. and Central Ave.

Item No.: 93 Zoning Agenda: Meeting of 10/9/84

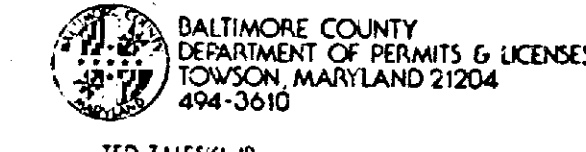
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

October 21, 1984

TED JAKESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 93 Zoning Advisory Committee Meeting are as follows:

Property Owner: Towson Presbyterian Church
Location: NW/Cor. Chesapeake Avenue and Central Avenue
Existing Zoning: D.R. 9-5
Proposed Zoning: Special hearing to approve a special permit for business parking in a residential zone.

Area: 1.52
District: 9th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- () A building/structure shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 501, line 2, Section 507 and Table 502, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, then the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 501.
- () Comments - Handicapped parking shall be located so the handicapped are not compelled to pass behind parked vehicles, to reach the sidewalk or structure. Provide curb cuts, walks as may be necessary or relocate spaces to a more advantageous location.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burdick, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon,
TO: Zoning Commissioner Date: January 8, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-176-SPH

In the event the parking use is determined to be non-conforming, this office has no comment. If it is not, then this office does have questions as to its conformance with the Residential Transition Area regulations, landscaping, etc. Finally, the applicant should indicate for whom the parking is to be provided.

[Signature]
Norman E. Gerber, Director

NEG:JGH:bjs

IN RE: PETITION FOR SPECIAL HEARING *
NW/Cor. Chesapeake and Central *
Aves. and SW/Cor. Pennsylvania *
and Central Avenues - 9th *
Election District *
Towson Presbyterian Church *
Petitioner *
* * * * *

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 85-176-SPH

Entry of Appearance

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

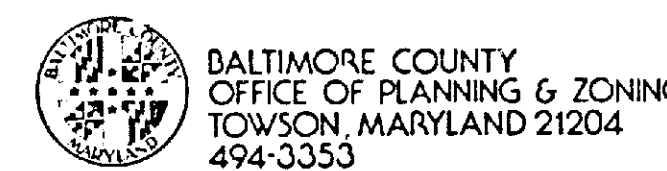
[Signature]
Malcolm F. Spicer, Jr.
Baltimore County Attorney
Old Court House
Towson, Maryland 21204
494-4420

[Signature]
Douglas T. Sachse
Assistant County Attorney

Certificate of Mailing

IT IS HEREBY CERTIFIED that on this 20th day of February, 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestant(s) in the above captioned matter.

[Signature]
Douglas T. Sachse
Assistant County Attorney



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 20, 1985

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: NW/Cor. Chesapeake and Central
Aves. and SW/Cor. Pennsylvania
and Central Avenues - 9th Election
District
Towson Presbyterian Church
Case No. 85-176-SPH

Dear Mr. Howard:

Please be advised that an appeal has been filed by counsel for the Protestant, Harry S. Shapiro, Esquire, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:ech

cc: Phyllis C. Friedman, Esquire
People's Counsel

Ms. Katherine Turner
618 W. Chesapeake Avenue
Towson, Maryland 21204

Ms. Mary Ginn
606 Homcrest Road
Towson, Maryland 21204



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

March 29, 1985

PETER MAX ZIMMERMAN
Deputy People's Counsel

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux	- 85-170-SPH (Item 116)
Elizabeth R. Baird, et al	- 85-45-XSPH (Item 346)
Vincent Bertuca, et ux	- 85-183-A (Item 132)
Chesapeake Fed. S & L	- 85-187-A (Item 131)
Mary M. Clark	- 84-311-A (Item 249)
David L. Cole, et ux	- 85-2-JA (Item 290)
Eastern Yacht Club, Inc.	- 85-73-SPH (Item 337)
Hausner Family Ltd. Ptnr.	- 85-83-SPHA (Item 127)
Johnson, Robert W., III	- 85-185-X (Item 124)
Kabic, Melvin	- 85-208-XSPH (Item 154)
McManus-Torillo Assoc., Inc.	- 85-189-X (Item 127)
The Rock Rental Co.	- 85-186-XA (Item 115)
Joseph H. Rosendale, et ux	- 85-157-XA (Item 102)
Louis E. Tarasca, et ux	- 85-232-X (Item 146)
Towson Presbyterian Church	- 85-176-SPH (Item 93)

As a result of the decision in Carol Dome, et al - 85-106-SPH (Item 93) it is clear that the Zoning Commissioner has no standing and his appearance should be stricken. Please consider this letter as a Motion to Strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/Motion for each file.

Very truly yours,

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

cc: Norman E. Gerber
Arnold Jablon, Esquire
Malcolm F. Spicer, Jr., Esquire
Douglas T. Sachse, Esquire

PMZ:sh

RECEIVED
COUNTY BOARD OF APPEALS
MAR 29 P 2 41
RECEIVED
COUNTY BOARD OF APPEALS
MAR 29 P 2 41

LAW OFFICES
HARRY S. SHAPIRO
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 825-0110

BALTIMORE, MARYLAND OFFICE
ALLEN L. SCHULMAN
321 W. BALTIMORE ST.
TOWSON, MARYLAND 21204

February 12, 1985

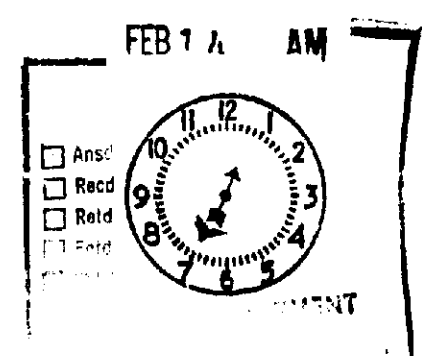
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: PETITION SPECIAL HEARING NW corner of
Chesapeake and Central Avenues and SW
corner of Pennsylvania and Central Avenues
9th Election District
Towson Presbyterian Church
Case No. 85-176-SPH

Dear Sir:

I am writing to you as attorney for Howard L. Frey, General
Partner for F & S Limited Partnership. Kindly enter an Appeal from
your Order dated January 28, 1985 with reference to the above matter.

We are enclosing herewith a check in the amount of \$100.00
for the Appeal fee. Kindly advise when any of the fees might be due,
or if there are any other requirements for this Appeal.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005251

DATE 2/20/85 ACCOUNT R-01-615-000

RECEIVED FROM Harry S. Shapiro, Esquire

FOR: Filing Fee for Appeal of Case No. 85-176-SPH
Towson Presbyterian Church - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
HARRY S. SHAPIRO
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 825-0110

BALTIMORE, MARYLAND OFFICE
ATLANTIC AMERICAN BUILDING
321 W. BALTIMORE STREET
TOWSON, MARYLAND 21204

March 8, 1985

Baltimore County Board of Appeals
Old Court House
Towson, Maryland 21204

RE: PETITION OF TOWSON PRESBYTERIAN CHURCH

Dear Sir:

I have received a Notice of a hearing in the above matter
for 10:00 a.m. on May 16, 1985.

As I am scheduled to be out of the State at that time, I
would appreciate your re-scheduling this matter for sometime in June
of 1985.

Thanking you for your kind cooperation, I remain

Very truly yours,

HARRY S. SHAPIRO

HSS/cp

cc: John B. Howard, Esquire

RECEIVED
COUNTY BOARD OF APPEALS
MAR 11 AM '85

LAW OFFICES
HARRY S. SHAPIRO
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 825-0110

BALTIMORE, MARYLAND OFFICE
ALLEN L. SCHULMAN
321 W. BALTIMORE ST.
TOWSON, MARYLAND 21204

December 18, 1984

Arnold Jablon, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: CHESAPEAKE BUILDING - TOWSON PRESBYTERIAN CHURCH PARKING LOT

Dear Mr. Jablon:

I am writing to you as one of the Owners of 307 W. Chesapeake
Avenue.

Although Barbara Bachur has heretofore resisted any office,
or commercial use, to the West of the center line of Central Avenue,
it is my understanding that she has become interested in the Church
Parking Lot which is used regularly by tenants of the Chesapeake Building.

It has been brought to my attention that there is a Zoning case
presently before you relating to this Parking Lot, and I would appreciate
your advice on the time and date of any hearing in this matter as I believe
that there are important facts to be presented with reference to this case.

Looking forward to hearing from you in this regard, I remain.

Very truly yours,

HARRY S. SHAPIRO

HSS/Ld

cc: Ms. Barbara Bachur
Mr. Melvin Cole

giving Notice Not 12/12/84 - not



WEST TOWSON NEIGHBORHOOD ASSOCIATION, INC.

January 16, 1985

West Towson Neighborhood Association's Position on Case #85-176-SPH

The West Towson Neighborhood Association supports the Towson
Presbyterian Church's petition for a use permit for business parking
on their existing parking lot.

The Church is a special type of neighbor - a nonprofit organization
that serves many people in our neighborhood and contributes its facilities
for public benefit. Examples of the latter are the Church's space being
used as a polling place and for civic associations' Halloween parties.
Allowing the Church to use its parking facilities to generate income
strengthens an institution that contributes a lot to our neighborhood.

Further, this proposal will not create new traffic within our
neighborhood. Granting the requested use permit will only legitimize
a practice that has gone on for years and has not proven to be a nuisance.
This will not create any change in the neighborhood.
An important consideration to the WTA is that this proposal will
make use of existing facilities and is not a request for any new
construction or expansion.

Our final reason to support the proposal is that every parking space
at the Church that is used is probably one car not parked in front of a
resident's home during business hours. Without a new business being
created, a need is being fulfilled and the parking problem relieved.

Submitted by,

William R. Richardson, Jr.
President, West Towson Neighborhood Assn.

PROTESTANTS
EXHIBIT 1

January 16, 1985

FROM: West Towson Neighborhood Association

TO: The Zoning Commissioner,
Baltimore County

IN RE: Case No. 85-176-SPH
Item No. 93

If it were not a parking lot of the Church, the
West Towson Neighborhood Association would be strictly
opposed to this further legalized commercial encroachment
into this neighborhood. However, because the Church is
involved, we are not going to oppose this request. The
West Towson Neighborhood Association does, however, ask
that any decision in favor of this request NOT be used
as a precedent of legalized commercial parking in regard
to future requests for zoning changes; and that this
decision, if favorable, clearly state that this is NOT
a change in the neighborhood.

Respectfully yours,

Joy Biddison
Joy Biddison
Vice President,
West Towson Neighborhood Association

PROTESTANTS
EXHIBIT 2

TO: the Hon. Arnold Jablon, Zoning Commissioner, Baltimore County
From: K.C. Turner, 618 W. Chesapeake Ave., Towson, MD

re: case #85-176-SPH, item #93

The hearing before you today is for a special permit, under sec.
409-4 of the Balto. County Zoning Regs., for business parking by
tenants of 305 W. Chesapeake Ave. in a residential zone, the grounds
of the Towson Presbyterian Church. It is said in the petition that
the RTI-residential transition area- should not apply to the 1.52
acres in question because it is a non conforming parking use.

The use of the word "a" in the phrase "a residential zone" is important,
FOR this should not set a precedent of operation in Baltimore County.

The development of 305 W. Chesapeake Ave. as an office building came
in the early days of expanded office need in Towson and without the
detailed planning that has since evolved. The large office building
at 305 W. Chesapeake Ave. is out of place in out residential neighbor-
hoods of West Towson and Southland Hills. As a 30 year resident of
the area and as a president of Southland Hills Improvement Association,
I have worked to contain offices in the central core area of Towson
and to provide the amenities for pleasant living in our residential
communities.

The Zoning Commissioner, on April 14, 1964, approved the building of
a parking lot in a residential area at 305 W. Chesapeake Ave., Subject
to strict compliance with, and requirements for, parking of
172 cars, as outlined by the Acting Director of Planning and
Zoning. MYI in those days, that seemed like plenty of parking space
for 305. This formula for business offices is still used today. I
understand. It does not include doctors or dentists, whose office
requirements would mean more parking spaces per square foot.
Unfortunately, doctors and dentists have sometime had offices at 305.

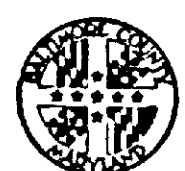
Are there 172 parking spaces at 305 W. Chesapeake Ave. today?

The problem of over-flow parking of an office building in a residential
neighborhood, particularly in Towson, is well known to the Zoning
Commissioner. While parking some of those cars at the church lot seems
to be one solution, other solutions should be sought, in order that
the proliferation of cars for tenants and visitors to 305 does not
continue to invade our residential neighborhoods. If there was to be
a "heap" put to the number of cars allowed to park on the church lot,
would the management of 305 encourage car pooling? Maybe, only car
pools should be allowed to park on the church lot.

Recently, the County built a new parking garage at Balto. & Suesque-
hanna Aves., only 2 tenths of a mile from 305. The Revenue Authority
office told me on 1/15/85 that there is still space available for
monthly parkers, as well as for daily parkers. That distance is less
than the 3 tenths of a mile it is to the Masonic Home on W. Chesapeake
Ave., where some of 305's tenants also park.

While I hope the Zoning Commissioner will grant this special permit,
I hope that he will restrict its use to the current number of spaces
in use, AND that the spaces will be available only for car pools.

Thank you.



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

July 16, 1985

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, MD 21204

Re: Case No. 85-176-SPH
Towson Presbyterian Church

Dear Mr. Shapiro:

Enclosed herewith is a copy of the Opinion and Order
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: John B. Howard, Esquire
Katherine Turner
Mary Ginn
Norman E. Gerber
James G. Roswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF THE APPLICATION OF
TOWSON PRESBYTERIAN CHURCH
FOR A SPECIAL HEARING FOR
OFF-STREET PARKING IN A
RESIDENTIAL ZONE
NW CORNER CHESAPEAKE
AND CENTRAL AVENUES
9th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

NO. 85-176-SPH

OPINION

This case comes before this Board on appeal from a decision of the
Zoning Commissioner granting the requested use permit for parking in a resi-
dential zone, with restrictions. The subject property is located on the
northwest corner of Chesapeake and Central Avenues, in the Ninth Election
District of Baltimore County.

The Petitioner presented four witnesses:

Harry Jackson of 28 Allegheny Avenue, who is part
owner of the large office building at 305 W. Chesapeake
Avenue, which is across the street from the church
property.

Donald Nesbitt, 28 W. Allegheny Avenue, a partner
in Alex Brown and Sons and a member of the Towson Pres-
byterian Church and its Board of Trustees.

Dr. George Toole, 935 Beaver Bank Circle, who has
been Senior Preacher at the Towson Presbyterian Church
for ten years, and

John W. (Wes) Guckert, a traffic engineer.

Protestants had only one witness:

Howard Frye, 307 W. Pennsylvania Avenue, a partner
in F & S Limited Partnership whose property is located
directly across the street from the parking lot.

JAN 29 1985

TOWSON PRESBYTERIAN CHURCH - #85-176-SPH

2.

Testimony from Petitioner's witnesses indicated that in 1967 a large office building was erected at 305 W. Chesapeake Avenue. At that time the church requested permission to use the office building's parking lot on Sundays only to alleviate their need for extra parking on that day. In return the employees of the office building would be allowed to use some of the church's parking area on weekdays. At that time parking in excess of fifty spaces on the church lot was normally used. Today the church has reserved only thirty-two spaces for this office use. Only passenger cars may park there, no commercial vehicles are allowed. The parking lot is lighted and paved. For this use the owners of the office building donate to the church \$30.00 per month per space, which is something slightly in excess of \$900.00 per month.

Mr. Guckert, the traffic engineer, made a study of this site and his study found that the operation of the parking lot created no traffic problems even during the peak hours. It was his contention that if the parking on this lot was denied that greater problems would result from the necessity of increasing on-street parking.

As stated above, Protestants had only Mr. Frye as a witness. He testified that there was some congestion created between the hours of 8 and 9 a.m. and 3 and 4 p.m. from cars entering and leaving the church parking lot. It was his contention that if commercial use was to be allowed on this property, all adjacent properties should be granted commercial use. Protestants also

TOWSON PRESBYTERIAN CHURCH - #85-176-SPH

3.

claimed that if this use permit was granted to allow parking in a residential zone, that this commercial use would, in fact, constitute a change in the neighborhood.

The Board is of the opinion that since this parking lot has been used by office employees since at least 1967, no actual change in the neighborhood has occurred. Had the church elected merely to continue the existing nonconforming use rather than apply for a use permit, physical activities on the lot would have remained unchanged.

The Board is empowered to grant a use permit for business or industrial parking in a residential zone if compliance with all the requirements of §409.4.a through §409.4.h have been met. The Board is satisfied, from the testimony and evidence received, that all of these requirements have been satisfied. There was no evidence that the granting of this parking use, which has existed since at least 1967, would be detrimental to the current uses now in the vicinity.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of July, 1985, by the County Board of Appeals ORDERED that the use permit for off-street parking in a residential zone be approved and, therefore, the special hearing petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

TOWSON PRESBYTERIAN CHURCH - #85-176-SPH

4.

1. A maximum of thirty-two (32) parking spaces shall be made available to 305 West Chesapeake Avenue, Monday through Friday only.
2. No other financial arrangement shall be entered into with any other commercial, business or industrial use for parking.
3. The existing signs discouraging illegal parking shall be maintained.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy S. Spangler
LeRoy S. Spangler

Patricia Phipps
Patricia Phipps

IN RE: PETITION SPECIAL HEARING
NW/corner of Chesapeake and
Central Avenues and SW/corner
of Pennsylvania and Central
Avenues - 9th Election
District
Towson Presbyterian Church,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-176-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for off-street parking in a residential zone and, additionally, has amended the petition to request a determination from the Zoning Commissioner as to whether the residential transition area (RTA) requirements are applicable, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Dr. George Gray Toole, the Senior Minister, appeared and testified and was represented by Counsel. Carey W. Jackson, part-owner of the office building located at 305 West Chesapeake Avenue, and Carl Gerhold, a registered land surveyor, testified on behalf of the Petitioner. Howard Frye, part-owner of the residential building located at 307 West Chesapeake Avenue, appeared as a Protestant and was represented by Counsel. Mary Ginn and Katherine Turner, residents of the area and members of local community association, appeared in support of the proposed use, provided certain conditions were imposed.

Testimony indicated that the subject property, zoned D.R.5.5, is located across the street from 305 West Chesapeake Avenue, which was previously granted a special exception for an office building. According to Mr. Jackson, there has been a verbal agreement between the Church and the office building since about 1968 to allow a certain number of automobiles owned by employees of the office building to park on the Church's parking lot. Reverend Galloway, the then

ORDER RECEIVED FOR FILING
DATE *July 29, 1985*
BY *Shirley P. Galloway*

pastor, approached Mr. Jackson at that time and requested to use the office building's parking lot on Sundays for overflow parking and, in return, agreed to allow the office building to use their lot. Mr. Jackson offered a financial contribution which the Church accepted. This arrangement has continued without interruption since that time. In the beginning, the Church reserved approximately 50 spaces but has reduced that number in recent years to the present 32 spaces. The office building presently gives approximately \$900 per month to the Church for the use of these spaces and, in turn, passes this cost onto those employees actually using the spaces at approximately \$30 per month. In addition, the office building management assigns these spaces and regulates their use.

This arrangement has never been legalized by way of a use permit for off-street parking in a residential zone, but both Mr. Jackson and Dr. Toole, who is Reverend Galloway's successor, testified that they met with S. Eric DiNenna, the then Zoning Commissioner, around 1977 to discuss the matter. Both agreed that Mr. DiNenna gave his approval of the arrangement.

Dr. Toole testified that the lot is primarily used on Sundays but that approximately 30 groups use the Church buildings and park on the lot during an average week. The parking area is located adjacent to Central Avenue for the entire distance between Chesapeake Avenue and Pennsylvania Avenue and consists of approximately 62 spaces. On the opposite side of the Church property on Highland Avenue, there are also approximately eight to ten spaces. The 32 spaces reserved for 305 West Chesapeake Avenue are located on the corner of Central Avenue and Chesapeake Avenue. Dr. Toole further testified that the lot is seldom full during the week, except when unauthorized individuals such as students from Towson State University occasionally park there. The number of spaces reserved for the office building was reduced when the Church's need

ORDER RECEIVED FOR FILING
DATE *July 29, 1985*
BY *Shirley P. Galloway*

increased, and Dr. Toole stated that certainly their need dictates the arrangement but that the income received is an important consideration. The Church has entered into no other arrangement than this one. The parishioners have been advised that the 32 spaces are reserved during the week but that they are available on the weekend.

Testimony was clear that these cars would congest the roads and immediate neighborhood with increased parking on adjacent streets if the parking were not allowed.

Mr. Frye testified that he was opposed to the granting of the use permit because he believes that traffic congestion created by vehicles ingressing and egressing the property could be avoided if they were parked at the Revenue Authority Parking Garage on Susquehanna Avenue. Additionally, he admitted that he was opposed because the same community associations who are not opposed to the commercialization of this parking lot were opposed to his request for zoning approval for an office building at 307 West Chesapeake Avenue. He stated that this was inconsistent with that refusal and felt no less of a standard should be applied just because it is a church.

Both Mrs. Ginn and Mrs. Turner submitted letters, Protestants Exhibits 1, 2, and 3, which supported the requested use. However, Mrs. Ginn, on her own behalf and on behalf of the West Towson Neighborhood Association, Inc., stated that their support was contingent on the understanding that the use of the parking lot would not be construed as a change in the neighborhood which could subject the area to commercial parking lots. Mrs. Turner agreed. Protestants' Exhibit 1, a letter from William R. Richardson, Jr., President of the West Towson Neighborhood Association, Inc., pointed out that the Church is a special neighborhood that allows the use of its facilities for public benefit and that to use its parking facilities to generate some income strengthens the Church. He also

ORDER RECEIVED FOR FILING
DATE *July 29, 1985*
BY *Shirley P. Galloway*

stated that, in his opinion, the use does not create additional traffic within the neighborhood because it has existed since 1977 and that it reduces the number of vehicles parked on the surrounding streets inconveniencing the local residents.

The Petitioner seeks relief from Section 409.4, pursuant to Section 502.1, and from Section 1801.1.B.1.a.2.(c), Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See *Hofmeister v. Frank Realty Co.*, 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception, and therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

The BCZR permit off-street parking in a residential zone for a business use only by special permission as approved by the Zoning Commissioner. The Baltimore County Council has recognized this need by so legislating and has placed certain conditions for such approval as delineated therein. However, it is left to the Zoning Commissioner to determine the propriety of the request, and to avoid an arbitrary and capricious standard, the Zoning Commissioner has determined that the conditions as precedent in Section 502.1 must be satisfied.

After reviewing all of the testimony and evidence presented, it is obvious that the off-street parking request in this particular case would not be detrimental to the primary uses in the vicinity. The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show

ORDER RECEIVED FOR FILING
DATE *July 29, 1985*
BY *Shirley P. Galloway*

that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The use has been continuous for approximately 17 years, and there has been no complaint from the residents of the neighborhood indicating that the parking on the Church lot has caused traffic congestion over and above what would otherwise exist. To the contrary, testimony of the residents supports a conclusion that if the parking were not allowed, the traffic problem would be worse. This particular case is unusual in that there is a lengthy history of the use upon which those conditions as precedent in Section 502.1 can be judged. The testimony and evidence presented support the conclusion that the Petitioner has met the burden of proof under Section 502.1.

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Bill No. 124-81 amended the RTA legislation by adding Section 1801.1.B.1.a.2.(c) to the BCZR. Inasmuch as the parking use has been continuous since 1968, the use is nonconforming as to the RTA requirements. Indeed, there was no RTA legislation when parking began on the lot. Therefore, the parking lot is not subject to the RTA requirements. The intent of the RTA legislation was to protect existing uses permitted as a matter of right or by special exception from residential zones from proposed changes to the neighborhood, a protection from new and different uses which would cause an adverse impact on the existing uses. This is not the case here.

ORDER RECEIVED FOR FILING
DATE *July 29, 1985*
BY *Shirley P. Galloway*

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of January, 1985, that a use permit for off-street parking in a residential zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A maximum of 32 parking spaces shall be made available to 305 West Chesapeake Avenue, Monday through Friday.
2. No other financial arrangement shall be entered into with any other commercial, business, or industrial use for parking.
3. The existing signs discouraging illegal parking shall be maintained.
4. This decision shall not be considered as a precedent for the establishment of business or industrial parking in the residential area of West Towson nor shall it be considered as a change in the character of that neighborhood.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: Northwest corner of Chesapeake Avenue and Central Avenue and the Southwest corner of Pennsylvania Avenue and Central Avenue
DATE AND TIME: Monday, December 31, 1984 at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business parking in a residence zone under Section 409.4 of the Baltimore County Zoning Regulations.

Being the property of Towson Presbyterian Church as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RESCHEDULED
PETITION FOR SPECIAL HEARING
9th Election District

LOCATION: Northwest corner of Chesapeake and Central Avenues and the Southwest corner of Pennsylvania and Central Avenues
DATE AND TIME: Wednesday, January 16, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business parking in a residence zone under Section 409.4 of the Baltimore County Zoning Regulations.

Being the property of Towson Presbyterian Church as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CARL L. KERNOLD
PHILIP F. CROSS
JOHN F. STELL
WILLIAM S. SLACK
GORDON T. LAMSON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

September 20, 1984

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the North side of Chesapeake Avenue with the West side of Central Avenue and running thence and binding on the West side of Central Avenue North 12 degrees 46 minutes East 360 feet to the South side of Pennsylvania Avenue thence binding on the South side of Pennsylvania Avenue North 77 degrees 14 minutes West 50 feet thence leaving said avenue and binding on the outlines of the land of the Towson Presbyterian Church the four following courses and distances viz: South 12 degrees 46 minutes West 130 feet, North 77 degrees 14 minutes West 60 feet, South 12 degrees 46 minutes West 50 feet and North 77 degrees 14 minutes West 190.68 feet to the East side of Highland Avenue thence binding on the East side of Highland Avenue South 12 degrees 46 minutes West 180 feet to the North side of Chesapeake Avenue and thence binding on the North side of Chesapeake Avenue South 77 degrees 14 minutes East 300.68 feet to the place of beginning.

Containing 1.52 Acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH
Posted for: Appeal Date of Posting: 2/26/85
Petitioner: Towson Presbyterian Church
Location of property: NW corner, Chesapeake & Central Aves. & Skilton St.
Corner & Central Ave.
Location of Signs: On Towns corner of Chesapeake & Central Avenues, 20' from road way,
W. side, Corner Ave. & Penn. Ave. 6' from roadway.
Remarks: _____
Posted by: [Signature] Date of return: 3/1/85
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 27, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 27, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising 22.00

85-176-SPH

RESCHEDULED
PETITION FOR SPECIAL HEARING
9th Election District
LOCATION: Northwest corner of Chesapeake and Central Avenues and the Southwest corner of Pennsylvania and Central Avenues
DATE AND TIME: Wednesday, January 16, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business parking in a residence zone under Section 409.4 of the Baltimore County Zoning Regulations.
Being the property of Towson Presbyterian Church as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

[Signature]
Zoning Commissioner
of Baltimore County

November 29, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

NOTICE OF HEARING
RE: Petition for Special Hearing
NW/cor. Chesapeake Ave. & Central Avenue and the SW/cor. Pennsylvania Ave. and Central Ave.
Towson Presbyterian Church - Petitioner
Case No. 85-176-SPH

TIME: 11:15 a.m.
DATE: Monday, December 31, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134327

DATE: 1/2/85 ACCOUNT: 801-615-000
AMOUNT: 100.00
RECEIVED FROM: Towson Presbyterian Church
FOR: Special Hearing
6 634*****1000016 90327
VALIDATION OR SIGNATURE OF CASHIER

December 13, 1984

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

NOTICE OF HEARING
RE: Petition for Special Hearing-Rescheduled
NW/cor. Chesapeake & Central Aves. and SW/cor. Pennsylvania & Central Aves.
Towson Presbyterian Church - Petitioner
Case No. 85-176-SPH

TIME: 11:00 a.m.
DATE: Wednesday, January 16, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 4, 1985

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Hearing-Rescheduled
NW/cor. Chesapeake & Central Aves. and SW/cor. Pennsylvania & Central Aves.
Towson Presbyterian Church - Petitioner
Case No. 85-176-SPH

Dear Mr. Howard:

This is to advise you that \$61.68 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003185

DATE: 1-15-85 ACCOUNT: 01-615-000

AMOUNT: \$ 61.68

RECEIVED FROM: Robert Hoffman Esq.

FOR: Robert & Carl Hoffman

8 0020*****61616 01985

VALIDATION OR SIGNATURE OF CASHIER

